



Otay Ranch

Preserve Owner/Manager (POM)
Preserve Management Team Meeting
March 7, 2008



Agenda

- I. Call To Order
- II. Approval of Meeting Minutes
- III. Public Comment on items not related to Agenda
- IV. Status Reports
- V. Non-Otay Ranch Project Mitigation Land Program
- VI. Long-Term Management Plan
- VII. Finance/CFD 97-2 Overview
- VIII. Proposed Policy Committee Agenda for April 30, 2008
- IX. Proposed 2008 POM Meeting Schedule
- X. Adjournment

IV.A. Status of Otay Ranch Projects

County of San Diego

Adoption of Phase 2 RMP and Preserve Boundary Modifications
(Board Policy I-109 Otay Ranch document amendment initiated by County)

City of Chula Vista

Championship Off-Road Racing (CORR) *(initiated by XR Promotions)*

County & City of Chula Vista

Wolf Canyon IOD Vacation/Replacement *(initiated by Otay Project L.P.)*

Eastern OVRP Trails Coordination

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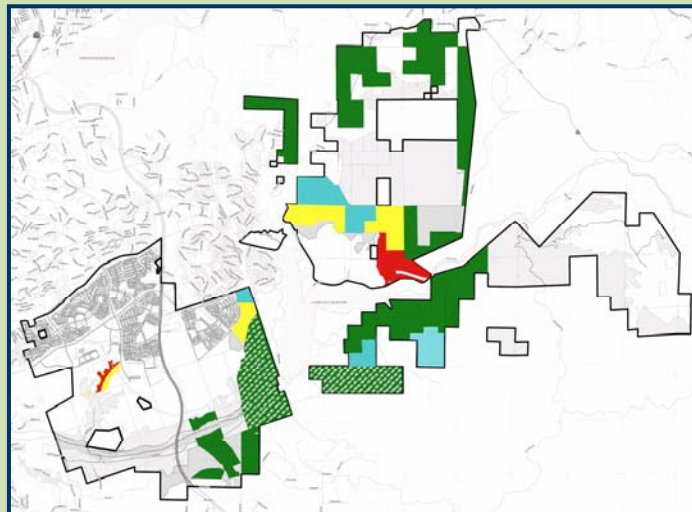
IV.B. Preserve Status

Conveyed,
Acquired,
SR125
mitigation

Ready for Fee
Title
Transfer/IOD
Acceptance

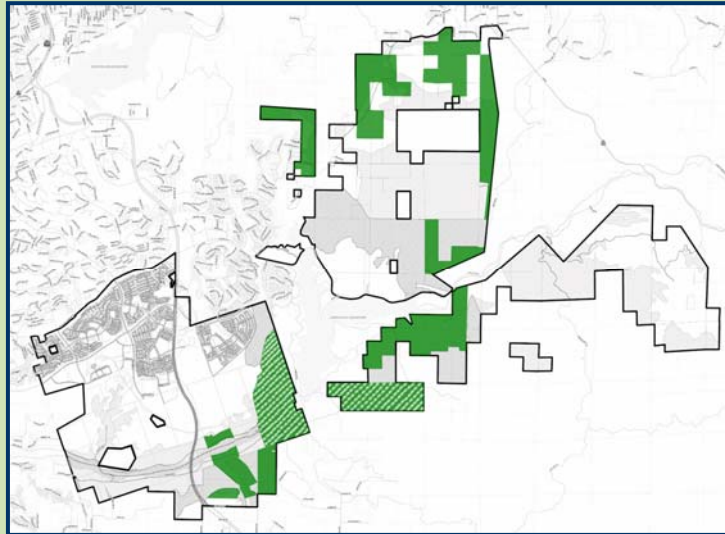
Pending
Conveyances
w/ outstanding
issues

Acknowledged
IODs proposed
for Vacation/
Replacement



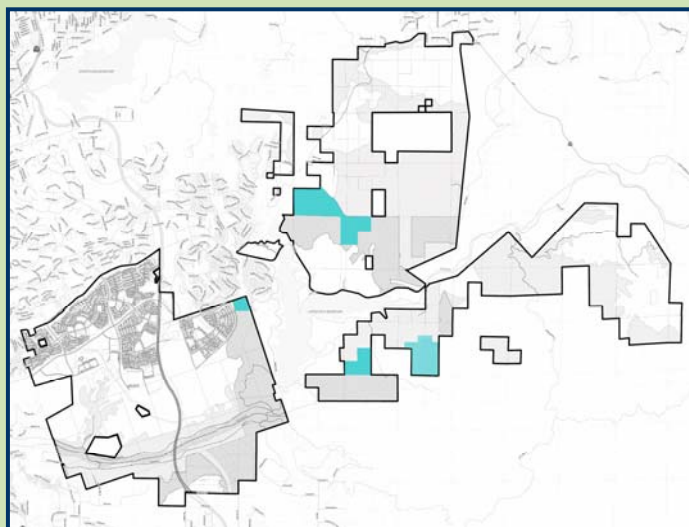
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IV.B Conveyed/Acquired/125-Mitigation
Lands ~ **3,250 ac**



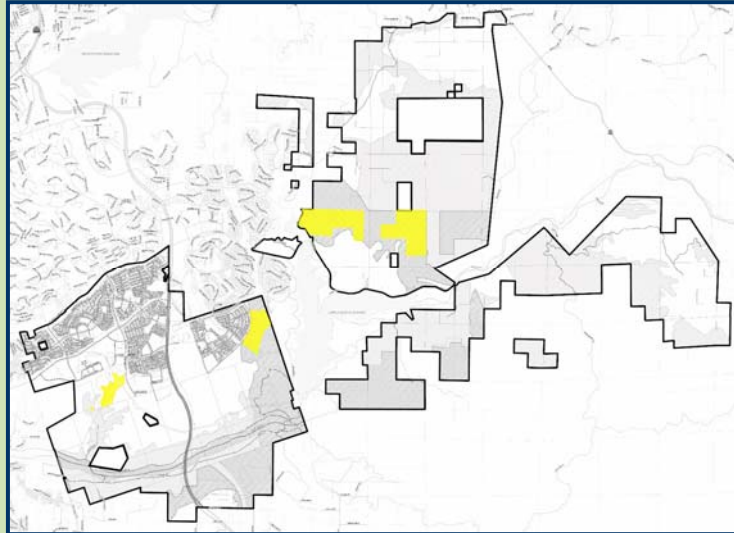
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IV.B Pending Fee Title Transfers/IOD
Acceptance ~ **796 ac**



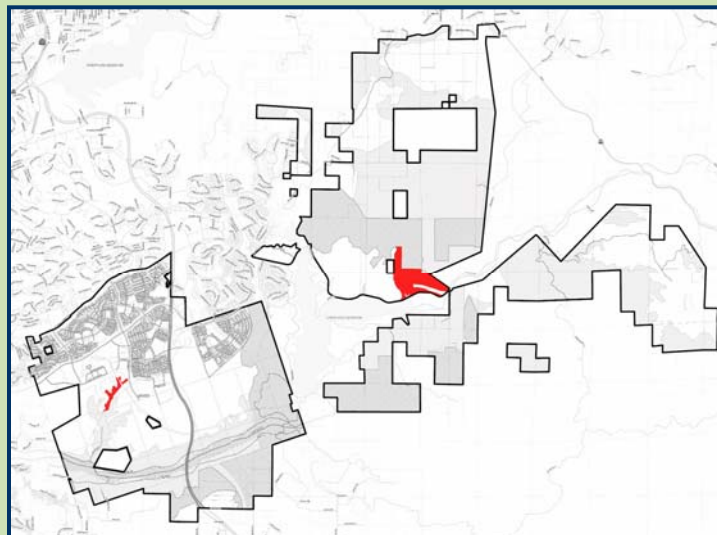
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IV.B Pending Conveyances with outstanding issues ~ **740 ac**



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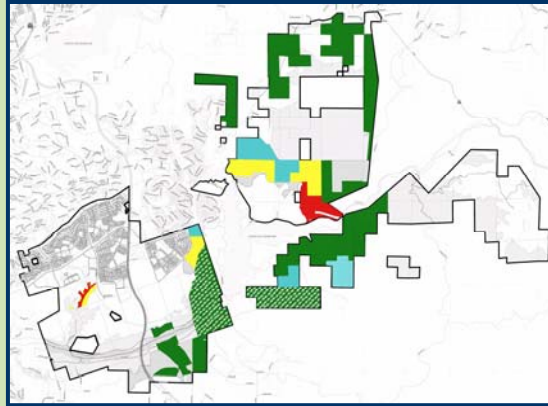
IV.B Acknowledged Conveyances proposed for Vacation/Replacement



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IV.B.5. Preserve/Development Balance

Preserve	Development
~ 5,044 ac (44%) committed to Preserve <ul style="list-style-type: none">• ~3,500 ac (29%) dedicated to open space preserve• ~1,293 ac managed by the POM	~ 4,000 ac (42%) development built or acquired by 3rd party
~ 6,331 ac (56%) available for conveyance	~ 5,600 ac (58%) available for development



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V. Non-Otay Ranch Project Mitigation Land Program

Summary of comments:

- Comments were heard at the last PMT (01/09) and Policy Committee (01/23) meetings
- Written comments received from:
 - The Wildlife Agencies on 02/29
 - McMillin Companies on 03/06

Recommendation:

Direct POM Staff to receive written comments on the Non-Otay Ranch Project Mitigation Land Program until April 21st (45-day commenting period).

Direct POM Staff to review and analyze comments and bring forward a recommendation to the next Preserve Management Team meeting.

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VI. Long-Term Implementation Plan

- Public Review ended 02/20
- Comments received from BLM, SD Archaeological Society, McMillin Companies, and Otay Ranch Company
- POM Staff is currently reviewing and responding to comments

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VII. Finance/CFD 97-2 Overview

1) City provided a CFD 97-2 Overview to POM Staff on 03/04/08

2) FY 07/08 Special Tax Rates:

Actual Special Tax Levy for FY 2007/08 is \$382,623

Maximum Special Tax for FY 2007/08 is \$503,040

Improvement Area A:

<u>Category</u>	<u>Actual</u>	<u>Maximum</u>
Residential (I)	\$0.01238/sf	\$.0162/sf
Non-residential (I)	\$202.01/acre	\$264.34/acre
Final Map (II)	\$0.00/acre	\$264.34/acre
Vacant (III)	\$0.00/acre	\$170.60/acre

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VII. Finance/CFD 97-2 Overview (continued)

Improvement Area B:

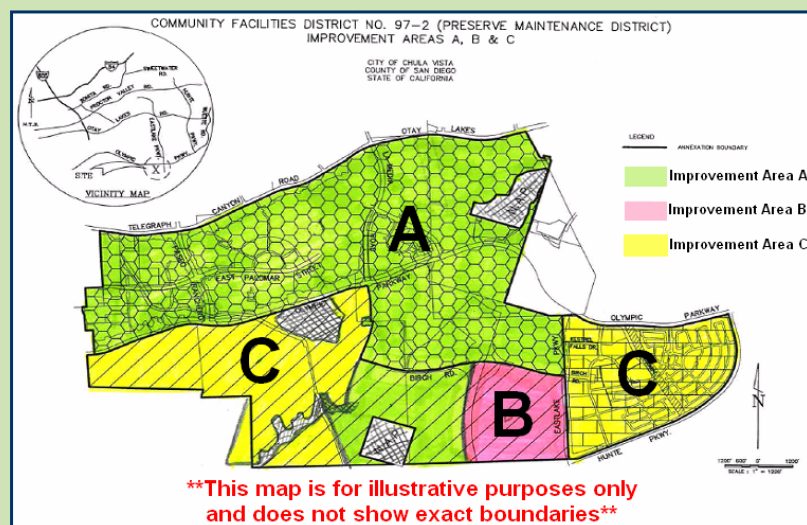
Category	Actual	Maximum
Residential (I)	\$0.005/sf	\$0.0063/sf
Non-residential (I)	\$78.07/acre	\$102.16/acre
Final Map (II)	\$0.00/acre	\$102.16/acre
Vacant (III)	\$0.00/acre	\$65.93/acre

Improvement Area C:

Category	Actual	Maximum
Residential (I)	\$0.0168/sf	\$0.0168/sf
Non-residential (I)	\$270.71/acre	\$270.71/acre
Final Map (II)	\$270.71/acre	\$270.71/acre
Vacant (III)	\$133.76/acre	\$174.71/acre

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VII. Finance/CFD 97-2 Overview (continued)



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VII. Finance/CFD 97-2 Overview

(continued)

3) Reserves

- Current year beginning reserves = \$284,045
- Modeled after the City's Open Space Districts policy of collecting a reserve minimum of 50% or maximum of 100% of projected budget

4) Total number of taxable parcels

- 9,536 current year taxable parcels (FY 07/08)

5) Per Acre Management Cost for POM managed lands

- Current total budget ÷ Current acres conveyed = Per acre Cost
- Example: For FY 07/08
 - $\$300,000 \div 1,293.440 \text{ acres} = \231.94 per acre

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IX. Proposed 2008 POM Meeting Schedule

PMT Meetings

- **May 28th**: 10-noon, Chula Vista, Public Works Lunch Room
- **Sept. 12th**: 2-4pm, County Administration Center, Tower 7
- **Dec. 10th**: 2-4pm, Chula Vista, Public Works Lunch Room

Policy Committee Meetings:

- **April 30th**: 2-5pm, County Administration Center, Tower 7
- **July 17th**: 2-5pm, Chula Vista, Public Works Lunch Room
- **October 30th**: 2-5pm, County Administration Center, Tower 7

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